

City of Las Vegas

AGENDA MEMO

PLANNING COMMISSION MEETING DATE: JULY 26, 2007

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: GPA-22505 - APPLICANT: NEVADA POWER - OWNER: USA

**** CONDITIONS ****

STAFF RECOMMENDATION: APPROVAL.

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**** STAFF REPORT ****

PROJECT DESCRIPTION

This is a request to amend Map Eleven of the Centennial Hills Sector Plan to add an electric utility substation (Darling Road Substation) on the south side of Darling Road, approximately 370 feet east of Hualapai Way; removal of an electric utility substation (Tropical Parkway Substation) between Hualapai Way and CC 215; and to add utility transmission lines along the jurisdictions northwest boundary. The amendment to the map includes new transmission lines from the proposed substation to tie into existing/approved transmission lines in the area.

Section 6.5.1 of the Centennial Hills Sector Plan states the location of power lines; and substations are of critical importance to land owners and developers. As such, it is of critical importance that the map is accurate and reflective of the communities utility needs. This application conforms to the adopted plans and policies and approval of this request is recommended.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc.</i>	
09/06/06	The City Council approved a General Plan Amendment (GPA-14297) to amend a portion of the Centennial Hills Sector Plan of the Master Plan from RC (Resource Conservation) to LI/R (Light Industrial/Research), PR-OS (Parks Recreation Open Space) and TND (Traditional Neighborhood Development) on approximately 7,868 acres to the north of Moccasin Road to the northern City of Las Vegas boundary. Planning Commission and staff recommended approval.
02/07/07	The City Council adopted the an ordinance approving an annexation (ANX-12215) of property generally located north of Centennial Parkway between Shaumber Road and Fort Apache Road, including Centennial High School on the west side of Hualapai Way, containing approximately 207.83 acres. Planning Commission and staff recommended approval.
<i>Related Building Permits/Business Licenses</i>	
There are no active or pending building permits or business licenses for this site.	
<i>Pre-Application Meeting</i>	
04/26/07	A pre-application meeting was held. It was noted that an amendment to Map Eleven of the Centennial Hills Sector Plan would be required along with a rezoning and site development plan review. Submittal requirements were discussed.
<i>Neighborhood Meeting</i>	
06/26/07	A neighborhood meeting was held at Durango Hills Community Center - YMCA, 3521 Durango Drive. Two members of the public attended. The meeting was conducted workshop style. A request was made for increased landscaping for the proposed substation.

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Field Check	
06/22/07	The Department of Planning and Development conducted a site visit that found that this was an undeveloped, desert parcel. There are subdivision directional signs for the Providence community on-site. Finally, the site visit concluded that there will need to be significant work done on the Centennial Parkway right-of-way to create a median that will be able to accommodate the future transmission lines from the proposed substation.

Details of Application Request	
Site Area	
Gross Acres	15.25 (Substation Parcel)
Gross Acres	167.64 (Transmission Line Parcel)

Proposed Substation Location (APN: 125-19-401-003)			
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	PF (Public Facilities)	U (PF) [Undeveloped (Public Facilities)]
	Undeveloped	R (Rural)	U (R) [Undeveloped (Rural)]
North	Undeveloped	R (Rural)	U (R) [Undeveloped (Rural)]
	ROW (U.S. 95)	ROW (U.S. 95)	ROW (U.S. 95)
South	Undeveloped	Clark County - R (Rural)	Clark County
East	Undeveloped	R (Rural)	U (R) [Undeveloped (Rural)]
West	Undeveloped	R (Rural)	U (R) [Undeveloped (Rural)]

Proposed Transmission Line Location (APN: 099-22-000-002)			
Surrounding Property	Existing Land Use	Planned Land Use	Existing Zoning
Subject Property	Undeveloped	LI/R (Light Industrial /Research)	U (LI/R) [Undeveloped (Light Industrial/ Research)]
North	ROW (U.S. 95)	LI/R (Light Industrial /Research)	ROW (U.S. 95)
South	Undeveloped	Clark County	Clark County
East	ROW (U.S. 95)	LI/R (Light Industrial /Research)	ROW (U.S. 95)
West	Undeveloped	Clark County	Clark County

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<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Area Plan		X	n/a
<i>Special Districts/Zones</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts		X	n/a
Trails		X	n/a
Rural Preservation Overlay District		X	n/a
Development Impact Notification Assessment		X	n/a
Project of Regional Significance		X	n/a

ANALYSIS

The subject site is located within the Centennial Sector Plan area. This request is amending Map Eleven, Existing and Approved Power Lines of the Centennial Sector Plan. The intent of this request is to ensure utility coverage to development in the area by removing an approved power substation from within a Clark County RPN (Rural Preservation Neighborhood) area and adding a new substation to a site north of that approved location within the city's jurisdiction. Additionally, the request would include new transmission lines from the Northwest Substation located just south of the Las Vegas Paiute Reservation on the west side of US 95 that would run to the northwest and into the Pahrump Valley. The realignment will have no impact on existing development and this request does not impact density or intensity of uses in the area. The amendment satisfies the requirements and staff is therefore recommending approval.

FINDINGS

Section 19.18.030.I of the Las Vegas Zoning Code requires that the following conditions be met in order to justify a General Plan Amendment:

1. The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,
2. The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,
3. There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and
4. The proposed amendment conforms to other applicable adopted plans and policies that include approved neighborhood plans.

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In regard to 1:

The density and intensity of the proposed General Plan Amendment is compatible with the existing adjacent land use designations,

In regard to 2:

The zoning designations allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts,

In regard to 3:

There are adequate transportation, recreation, utility, and other facilities to accommodate the uses and densities permitted by the proposed General Plan Amendment; and

In regard to 4:

Section 6.5.1 of the Centennial Hills Sector Plan states the location of power lines; and substations is of critical importance to land owners and developers. Provided that the electricity provider conforms to the locations identified in the master plan, no further entitlement permits are required. As such, it is of critical importance that the map is accurate and reflective of the communities utility needs. This application conforms to the adopted plans and policies.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 1

ASSEMBLY DISTRICT 13

SENATE DISTRICT 9

NOTICES MAILED 85

APPROVALS 0

PROTESTS 2